

TOWN OF WILLIAMSTOWN

NOV 21 2013

TOWN CLERK

11:50 am

**AGENDA
WILLIAMSTOWN BOARD OF SELECTMEN
MONDAY, NOVEMBER 25, 2013
7:00 P.M.**

- 1. CHAIRMAN'S OPENING STATEMENT**
- 2. SELECTMEN'S MINUTES:** November 12, 2013
- 3. LICENSES AND PERMITS-** Approve Common Victualler and Liquor Licenses for 2014. See attached
- 4. ITEMS FOR SELECTMEN'S CONSIDERATION:**
 - A.** Sign Warrant for Special Town Meeting on December 10 at 7:00 p.m. in the Elementary School Gymnasium
 - B.** Vote to accept Clean Air Cities Resolution
 - C.** Sign the agreement for services from Franklin Regional Council of Governments for the Green Food Service Cleaning Project
 - D.** Discussion with Affordable Housing Committee concerning 59 Water Street and 330 Cole Avenue (Yamamoto)
 - E.** December Meeting Schedule
 - F.** Water/Sewer Warrant \$183,141.10
- 5. TOWN MANAGER'S REPORT**
- 6. PETITIONER REQUESTS**
- 7. OTHER BUSINESS**
- 8. VOTE TO ADJOURN**

Next Selectmen's meeting is Monday, December 9, 2013 at 7:00 p.m.

MINUTES
WILLIAMSTOWN BOARD OF SELECTMEN
November 25, 2013
7:00 PM

Present: Jane B. Allen, Chairman, Thomas E. Sheldon, Ronald Turbin, David A. Rempell, Jane Patton

Others Present: Peter Fohlin, Debra Turnbull, Sarah Gardner, Charles Bonenti, Susan Puddester, Suzanne Kempell, Bob Scerbo

1. CHAIRMAN'S OPENING STATEMENT – In the spirit of Thanksgiving, Chairman Allen gave thanks to Peter Fohlin, the Board of Selectman, all town employees, Emergency Workers, members of all Town Boards and Committees for their service to the town. She also acknowledged Willinet and the media for their efforts to educate and inform the public, the Chamber of Commerce for their efforts on the Holiday Walk and other community events, to Higher Ground for their support of the Spruces residents, to Williams College for their generous gift of property for the affordable housing project, to all those in higher places such as FEMA, MEMA, Attorney General's Office, DHCD, Elected Public Officials for their support of the Spruces and lastly the citizens of Williamstown who make us better public servants by attending public meetings, asking challenging questions, educating themselves on issues and exercising their right to vote. A grateful thank you to all.

2. SELECTMAN'S MINUTES - Mr. Turbin moved to accept the minutes from the November 12, 2013 meeting. Mr. Rempell seconded. Mr. Sheldon asked that there be additional language added to item 4A. Request from Women's Institute for Housing and Economic Development Corporation for \$2.6 million in assistance for affordable housing project (Wolahan and Ogden), referring to the questions raised by the Board members about: the amount requested in relation to the projected remainder in the FEMA grant after all expenses; possible preference for Spruces residents; other possible sources of funds; and what the primary challenge is in achieving the timely construction of affordable housing. The questions were fully answered. The motion was made to accept the amended minutes by Mr. Turbin. Seconded by Mr. Rempell. The motion carried 5-0-0.

3. LICENSES AND PERMITS- Approve Common Victualler and Liquor Licenses for 2014. Jane Patton recused herself from the Hops and Vines vote due to her involvement with the restaurant. The motion was made to accept the renewals for all establishments except Hops and Vines by Mr. Rempell. The motion was seconded by Mr. Sheldon. Motion passed 5-0-0. A second motion was made to accept the renewal for Hops and Vines by Mr. Rempell. Mr. Turbin seconded. Motion passed 4-0-1. Chairmen Allen reminded the outstanding establishments that renewals must be dated before the end of November and encouraged them to submit their renewals.

4. ITEMS FOR SELECTMAN'S CONSIDERATION:

A. Sign Warrant for Special Town Meeting on December 10 at 7:00 p.m. in the Elementary School Gymnasium. (See attached copy of warrant articles)

1. Article one asks to accept acquisition of the Spruces Manufactured Housing Community. Bob Scerbo asked if the town were protected should Morgan Management encounter any issues that would affect Morgan's ability to transfer ownership. Mr. Fohlin answered that the 14 pages in the agreement have been reviewed by the town counsel and the attorney general's office to address these concerns. These documents will be available on the website prior to the STM. Mr. Fohlin is relying on these legal entities to address these concerns. Mr. Rempell made a motion to recommend the adoption of the article. Mr. Sheldon seconded. Motion passed 5-0-0.

2. Article two asks the Board of Selectman to enter into a lease agreement with Morgan Management during the FEMA grant performance period. A motion was made by Mr. Turbin to recommend the adoption of the article. The motion was seconded by Mr. Sheldon. Motion passed 5-0-0.

3. Article three asks the town to establish a revolving fund for the purposes of operating and closing the Spruces Manufactured Housing Community. A motion was made by Mr. Rempell to recommend the adoption of the article. The motion was seconded by Mr. Sheldon. Motion passed 5-0-0.

Ms. Patton moved to sign the warrant. Mr. Rempell seconded. The board agreed 5-0-0. The warrant articles were signed by the Board.

B. Vote to Accept the Clean Air Resolution- The Board of Selectmen voted to sign the Clean Air Resolution from Biological Diversity. The motion was made to accept the Clean Air Resolution by Mr. Rempell. Seconded by Mr. Sheldon. Motion passed 5-0-0.

C. Sign the agreement for services from Franklin Regional Council of Governments for the Green Food Service Cleaning Project- Mr. Turbin explained that FRCOG will be providing a grant for \$800 to be used to compensate Jeff Kennedy, Williamstown Health Inspector, to educate Berkshire County food establishments on the guidelines and uses of green cleaning products. Mr. Rempell questioned why Mr. Kennedy would need to indemnify himself to FRCOG. Mr. Fohlin stated that if Mr. Kennedy were to do something unseemly FRCOG would not want to be held liable. Mr.

Sheldon made a motion to accept the agreement. Ms. Patton seconded. Motion passed 5-0-0.

D. Discussion with Affordable Housing Committee concerning 59 Water Street and 330 Cole Avenue. Charles Bonenti, Vice Chairman, represented the Affordable Housing Committee. A letter sent by Cathy Yamamoto requested that both properties be offered at no cost to any developer submitting an RFP to develop affordable housing units thereby showing a commitment on the part of the town to develop affordable housing. Mr. Rempell asked if the AHC ever considered any nominal fee for the properties. Mr. Bonenti stated that they had. Mr. Turbin asked if any other towns had donated land for this purpose. Mr. Bonenti felt it was a practice but could not name a specific town. Chairman Allen noted that both properties had previous RFPs. The assessed values were quoted and RFPs from developers quoted projects with and without compensation to the town for the land. Mr. Fohlin stated that the RFPs would be issued from the BOS not the AHC. The Board will have to approve the recommendations put forth by the AHC. The Board will have to evaluate the value of the RFPs to the town. If they decide to convey the land for free it will need to be published in the Central Register so the public knows the Board's intentions in doing so. Mr. Sheldon supports offering the property for free. Chairman Allen suggests not offering the property for free until the board can evaluate what is being proposed. Mr. Rempell asked for a copy of the RFP draft to see how the language looks, addressing concerns such as is the project open to families, rental options, maximum capacity, appearance and possible mixed uses on Water Street for commercial use. Funding may not be available to keep all the units for affordable housing. Mr. Turbin suggests presenting the assessed value but not stipulating payment of the assessed value as a condition of the proposal. It was suggested that the assessed value be presented along with the physical attributes of the property. Mr. Sheldon stated that scoring criteria will be developed to rate the value of the proposals which will determine the strength of each proposal. Mr. Fohlin stated that over the years he has offered the Cole Avenue property for development for free and the developers have not come back. The Cole Avenue property has challenges in regards to its location to the river, the existing structure and the available funding for affordable housing. Sarah Gardner asked why the AHC was pursuing both properties simultaneously. Mr. Bonenti thought it best to pursue as many options as possible. Sarah thought the economic climate might change in a couple of years making a project more feasible in the future. Mr. Bonenti thought it best to keep all options open. Ms. Gardner also asked if they were specifying the number of affordable units required with each project. Mr. Sheldon stated that the more affordable units in each proposal the higher the score in the rating criteria. Suzanne Kempell brought to the attention of the Board a website called Housing Policy.org which has a rich source of information on Massachusetts RFPs and ranking criteria for affordable housing units. She mentioned that one suggestion on the website was to engage in a long term lease with the developers rather than just turning over the property for free.

E. December Meeting Schedule- The next board meeting is scheduled for

December 9, 2013 at 7:00pm. Past practice has been to not plan the second meeting unless something should arise requiring the board's attention. Mr. Rempell made a motion not to schedule the December 23, 2013 meeting. Mr. Sheldon seconded. The motion passed 5-0-0.

- F. Water/Sewer Warrant \$183,141.10-** Mr. Rempell made a motion to accept the water/sewer warrant in the amount of \$183,141.10. Mr. Turbin seconded the motion. The motion passed 5-0-0.

5. TOWN MANAGER'S REPORT- See attached and at www.williamstown.net.

6. PETITIONER'S REQUEST- Susan Puddester, from Higher Ground, wanted to let everyone know about a listening session regarding the Elderly Affordable Housing Project at the Williamstown Elementary School on December 11, 2013 at 7:00pm.

7. OTHER BUSINESS:

A. On November 14, 2013 we learned that \$1.3 million from the Department of Housing and Community Development was approved for the Cable Mills Project. We also applied for a block grant from the State from DHCD for HUD monies in the amount of \$300k for infrastructure for the Higher Ground Project. We will need to provide additional information but our request has been accepted.

B. Chairman Allen will also write a letter to the editor announcing the passage of the Warrant Articles for the Spruces.

C. The Fire District will be holding a special town meeting on December 3, 2013 in the Williamstown Elementary School Auditorium at 7:00 pm.

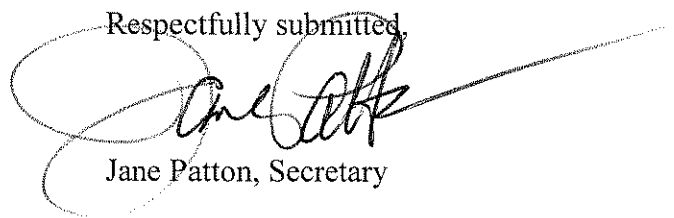
D. The Holiday Walk will be held December 7 and 8, 2013.

E. Next Board of Selectman's Meeting is December 9, 2013 at 7:00 pm.

F. A special town meeting will be held December 10, 2013 in the Williamstown Elementary School Gym at 7:00 pm for the warrant articles pertaining to the Spruces.

8. VOTE TO ADJOURN- Mr. Turbin made a motion to adjourn at 8:30. The motion was seconded by Mr. Rempell. Motion passed 5-0-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jane Patton', with a long horizontal flourish extending to the right.

Jane Patton, Secretary